

STATE OF TEXAS §
COUNTIES OF ARANSAS §
SAN PATRICIO AND NUECES §
CITY OF ARANSAS PASS §

On this the 11th day of October, 2005 the Aransas Pass Municipal Development District convened in a Regular Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

ARANSAS PASS MUNICIPAL
DEVELOPMENT DISTRICT
PRESENT:

ROBERT JAYNE	President
HOPE COMINGORE	Vice President
JESSE GALVAN	Member
NAOMI HANSEN	Member
DON MCTEE	Member
DON WILLIAMS	Member

ABSENT:

SHERRI TRINGALI	Secretary
RANDY BOATMAN	Member
JIMMY TURNER	Member
LAURA WELBORN	Member

STAFF PRESENT:	DEBRA KELLER	Executive Director/Treasurer
	ADA OWENS	Recording Secretary

STAFF ABSENT: None

OTHERS PRESENT:	SCOTT THOMPSON	City Manager
	DARREN GURLEY	Public Works Director

ITEM 1.

CALL MEETING TO ORDER.

President Jayne called the Meeting to order at 6:30 P.M. on October 11, 2005. President Jayne stated there was a quorum present.

ITEM 2.

APPROVAL OF MINUTES OF REGULAR MEETING OF SEPTEMBER 13, 2005.

No action was taken. Minutes of September 13, 2005 were approved October 6, 2005.

ITEM 3.

CONSIDER AND ACT ON EXCUSED ABSENCES.

Four absences were reported: Member Turner is still recuperating from knee and leg problems; Members Boatman and Tringali had conflicting appointments; and Member Welborn had Parent's Night at her school.

Vice President Comingore made the motion to excuse the absences. Member McTee seconded the motion. Motion carried.

ITEM 4.

CONSIDER AND ACT ON ARCHITECT SERVICES.

Executive Director stated at the last meeting City Manager had given the Board the architects' RFQs so the Members could look them over and come back with their evaluations filled out. She asked if the Board had any questions of the City Manager or Mr. Gurley.

Vice President Comingore stated there was not enough information on some of the RFQs to rate the companies. Some had no references at all; some did not say what people would be assigned to the project or the project manager.

Member Hansen stated the RFQs did not furnish information on liability insurance.

Mr. Gurley stated all the architects were going to be insured and bonded, that would not be a problem.

Vice President Comingore asked did one of those three architects do the pool?

Mr. Gurley stated no.

Member Williams stated he thought it was relatively easy to judge which architect would do the best job and which one may not be able to do the job. He thought TKO had not done any jobs like the community center, although Mr. Orf has 20 years experience, his staff is very, very young in experience and he would not feel confident that they could do the job. On the other hand, WKMC has many local similar projects they have completed here and in nearby cities and in his opinion. In his opinion the prior work performed by WKMC for Aransas Pass seemed to be very satisfactory. He rated WKMC the highest score. For Turner, while he has a good brochure and he has 47 years experience and done many local projects and many of the projects were renovations and remodeling rather than design and building something similar to the community center.

Member McTee stated he found it a little difficult to form an opinion based on the architects' brochures because the Board had to look beyond a slick brochure to find a capable firm. He wondered if TKO had an adequate staff. He did not know how many people it would take for the project from an architectural standpoint.

Member Hansen asked does TKO have the lowest number of people?

Member McTee stated TKO has nine people total and most of their projects were remodels and additions. He rated TKO lower. The other two architect firms looked to have the capability to do the job and he rated both basically equal, but he did like one thing Turner, Hickey and Associates had in their RFQ; that they will give a design cost estimate plan at 25%, 35%, 65% and 100% completion to allow for changes in the design to come in under budget. Maybe the others do that too, but they did not spell it out in their RFQ. He had not had time to go through their projects. He thought either firm could do the job for the District and

that Mr. Gurley was more familiar and was sure Mr. Gurley's input would bear out which firm would probably be the best.

Executive Director asked were the Library and City Hall expansions and/or remodels?

Mr. Gurley stated the Police and Fire Departments were all new construction and the City Hall was remodeled with the facade in front. WKMC also did the addition on the Library.

Member Hansen asked Mr. Gurley who at WKMC did he work with directly?

Mr. Gurley stated Robert Connely, who would be the project manager on this project, if chosen.

Member Hansen stated these firms worked with some of the companies building schools; she did not get a good report on one of the companies.

Mr. Gurley stated the City used WKMC to build the Service Center and he had zero problems. The project was brought in with zero change orders, right on the money, right on time, everything worked out perfect with WKMC. He has also worked with WKMC with his previous employer.

Vice President Comingore stated she had asked her husband to look at the RFQ's with her because he was a project coordinator for the oil industry and has worked with architects. She stated she compared her husband's results with hers. One of her husband's comments was that he had done a lot of work with government contracts and in government contracts they tend to want to rotate the firms that work for them so the firms do not get one person in that does all the work and then they get complacent. Her impression was if someone is going to ask for RFQ's, the firms should put their best foot forward. One reason she liked Turner, Hickey and Associates was their RFQ was quite comprehensive and it covered all the questions. Maybe Turner didn't have all the projects as did WKMC, but WKMC did not seem to have enough personnel and did not put enough references in their RFQ.

Member Hansen stated WKMC had 1,500 projects in South Texas.

Mr. Gurley stated WKMC was in Corpus Christi, Dallas, and Austin.

Vice President Comingore stated she had nothing else to go by other than the RFQs. She rated Turner, Hickey and Associates as high as they could be rated and WKMC second and really did not like TKO at all, based on what was supplied in the RFQs.

President Jayne asked when was the last time WKMC worked for the City?

Mr. Gurley stated they just finished the Service Center project six months ago.

Executive Director asked what was the cost of the project?

Mr. Gurley stated right at \$900,000.00. They built the office building, the mechanic's shop, the supply building, the storage building and laid out the whole project with him. He had no problem with WKMC.

Executive Director asked did WKMC say who would be assigned to this project?

Mr. Gurley stated he thought Robert Connely would. Mr. Connely was WKMC's government architect.

Member Galvan stated he had briefly looked over his packet that he was not able to get until today, but he had seen a lot of the buildings that Turner, Hickey and Associates and WKMC had produced and had not heard many complaints. This one Turner, Hickey & Associates might have the best qualifications, however a lot of the architects are outside (this area). He would be comfortable with WKMC, but the Board needs to have a comfortable working relationship with the firm. He asked Mr. Gurley if he had said he worked with WKMC before?

Mr. Gurley stated yes, WKMC built the Service Center.

Member Galvan asked were they very cooperative?

Mr. Gurley stated yes.

Member Galvan stated WKMC was the firm he preferred.

President Jayne asked would all three firms be about the same price?

Mr. Gurley stated they could not ask for price yet, but after the Board makes their decision then they could negotiate with the architect firm.

Member Hansen stated the Board could probably eliminate one firm based on their not having enough staff.

Executive Director asked for the Board's score sheets so she could tally them.

Discussion on the firms' RFQs followed.

Executive Director stated the scores were: TKO – 140, WKMC – 270, and Turner, Hickey and Associates – 285.

Discussion followed regarding using architects to complete preliminary designs versus the whole project.

Member Williams asked was the Board going to base their choice on the highest numerical score?

Executive Director stated it would be the Board's decision. She asked Member Galvan did he have a preference?

Member Galvan stated he thought Turner, Hickey and Associates would do something that was visually attractive, what they have in the RFQ were pretty much sports complexes. He stated he favored WKMC.

President Jayne stated he was impressed with Turner, Hickey and Associates for their work inside and outside of buildings. He liked

working with people he had worked with before and realized he had dealt with WKMC before. He stated choosing between the two firms he would go with WKMC.

Member Williams stated he felt the same way. He had seen WKMC's projects, worked with them, and operated out of them. The City had experience with them. WKMC had built projects that were more similar to the kind the Board wanted them to build, the other firms had not. Even though the Board had rated Turner, Hickey and Associates higher numerically, he thought WKMC would do a better job.

Member Williams made the motion the District recommend to the City Council to hire WKMC Architects for the community center project. Member Galvan seconded the motion. Motion carried.

ITEM 5.

DIRECTOR'S REPORT.

There was none.

ITEM 6.

CITIZEN'S COMMENTS.

There were none.

ITEM 7.

GENERAL DISCUSSION.

Member Galvan asked did any of the absent Members have a preference for an architect service?

Executive Director stated Member Boatman told her he thought all the architect firms were qualified, but he was not comfortable making a decision from the RFQs.

Member Hansen stated she had spoken to Member Welborn, but Member Welborn had not commented on the architect firms.

Member McTee asked had City Council approved a new City Hall?

City Manager stated no, but all City Council members were informed of the plans and all concurred with that concept.

Member McTee asked would the City Hall be tied with the civic center or would it stand alone separately in the presentation to the Council?

City Manager stated initially, the concept was they could save a lot of money by combining resources. If the City was going to be responsible for running the civic center, which he understands was the concept with the Board, then some of these things need to be taken under advisement and consideration. There was nothing wrong or that would impair the use of the civic center if they were both tied together. There were several things that could be used in common such as the conference room and rest rooms, however if they get into the design phase and find it is not feasible to do that, they would take another route. It would be in the best interest of both to save as much money as they can.

Member McTee stated at an earlier meeting there was discussion about commingling of Development District funds, that the District could not do anything for the City Hall.

City Manager stated funds could not be commingled, the City would have to pay for the City Hall part of the building and the District funds would be used for the civic center part of the building.

Member McTee stated the citizens realized the civic center had been in the works for a long time and the Board needed to do something to prepare the citizens for a civic center/city hall. The citizens may rebel against that, that the city hall is tagged into the civic center.

City Manager stated it was a matter of information.

Executive Director stated the Council should make it clear that the City Hall is something the City will take on and do and the community center is still going to be paid for with Municipal Development District funds. The financial advisors will draw up the documents. There will be two issues, the City Hall will be financed by CO's or whatever the City is going to use and the District can back the debt on another issue for the civic center because the land is all the money the District has left from the first issue. There will probably two more issues coming-one that is going to have the civic center construction and one that is going to have city hall construction.

Member McTee asked when it is presented to the City Council will the Council have the option of saying yes on the civic center and no on the city hall? Or yes or no on the combination?

Executive Director stated absolutely, the Council would have the option on either one, but it sounds like the civic center is a go because there is nothing the City can lose. The only thing that is going to be an issue that the Council needs to consider is long-term operations, what is going to happen after the first year. How are they going to continue the operations? She thought this was in the City's five-year plan. She did not think Council had much choice, city hall was probably twenty years behind being expanded or at least remodeled.

City Manager stated the City was at the point where remodeling City Hall would cost about as much building a new facility.

Discussion was held regarding using the present City Hall for the Police Department, further growth in the City, and future of the Navy Housing after the Naval Base closes.

Executive Director stated to be sure the architect segregates the City Hall and civic center costs because of funding issues.

City Manager stated he had already talked to Mark McLiney, the City's bonding agent, and he was well aware of the District issues.

Vice President Comingore stated the City Hall does not have to include the Council Chambers, the two could be segregated and the Council and Board meetings could be held at the civic center.

Member Galvan stated he thought a meeting room should be incorporated into the civic center. The Council Chambers were used every other Monday and it was not used to its full potential.

City Manger stated the Court was going to move into the new facility also, so the City Council, Court and all civic meetings need a meeting room.

Vice President Comingore asked would the Court belong to City Hall and not to the civic center?

City Manger stated yes, Court was part of the City but this was part of why it is important to combine the two because they were saving money by not having to build a courtroom.

Executive Director stated using the Council Chambers for a courtroom was common, that they have a multi-use room for Council, Court, and Board meetings.

City Manager stated if there were issues with regard to sharing part of the civic center, they would work it out with the bonding agent.

Member Galvan stated all the City Hall offices would be designated and the conference room would be shared. They needed to look to the future and see how they were going to finance the civic center. A lot of civic centers are only used at night or weekends, this way the civic center would be used for daily operations.

President Jayne stated when the pool was finished it was turned over to the City. He asked when the civic center is finished will it be turned over to the City and the City will be operating it?

Executive Director stated yes, the District does not have the personnel.

President Jayne stated at that point anything could be worked out.

Executive Director stated the community center needs to be operated as a community center. If the District built it and paid for it and then said it was all going to be City Hall, the bondholders would come back on the District and City.

ITEM 8.

ADJOURNMENT OF MEETING.

Member Williams moved to adjourn the meeting. There was a second by Vice President Comingore. Motion carried.

Meeting was adjourned at 7:20 p.m.

Robert Jayne

President

Hope Comingore

Vice President

ATTEST:

Ada Owens

Recording Secretary